

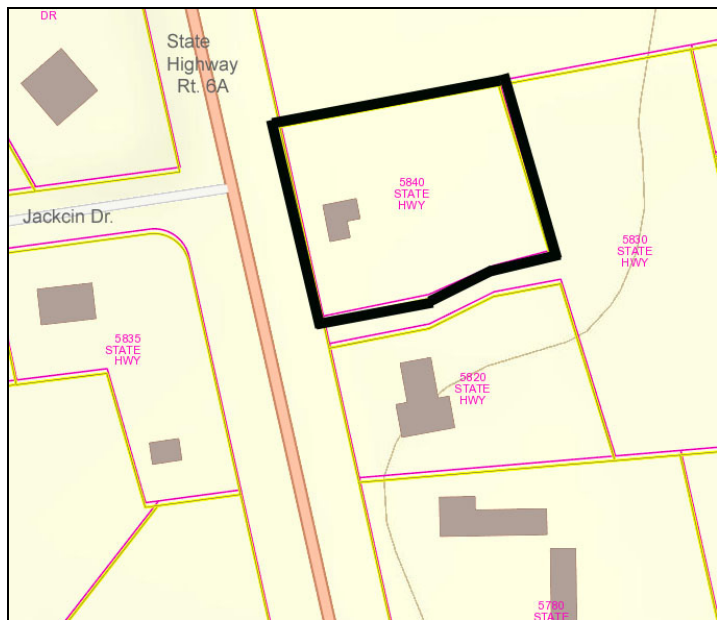
FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



Locus Map (north at top)



Recorded by: Larson Fisher Associates, Inc. with Kathryn Grover

Organization: Eastham Historical Commission

Date: May 2013

Assessor's Number USGS Quad Area(s) Form Number

2-60A

ORLEANS

EAS.754

Town/City: Town of Eastham

Place: (*neighborhood or village*): North Eastham

Address: 5840 State Highway

Historic Name: Lillian P. Butterfield Cottage

Uses: Present: single-family residence

Original: single-family residence

Date of Construction: 1931-37

Source: tax records

Style/Form: undetermined

Architect/Builder: unknown

Exterior Material:

Foundation: undetermined (probably concrete block)

Wall/Trim: wood shingles/wood

Roof: asphalt shingles

Outbuildings/Secondary Structures: none

Major Alterations (*with dates*): right side ell (date unknown)

Condition: fair

Moved: no ☒ yes ☐ **Date:**

Acreage: .047 acre

Setting: The subject property is located on the east side of State Highway/Rt. 6. across from the residential cul-de-sac Jackcin Drive. On the adjoining lot to the north is the Blue Dolphin Inn motel. Aerial views reveal that there is a tennis court on the adjoining property east of the subject property, located directly behind the cottage, which contains a newer (2011) single family residence on that flag lot. Another single family residential property lies to the south.

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

5840 STATE HIGHWAY

MASSACHUSETTS HISTORICAL COMMISSION

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☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION:

The small one-story cottage at 5840 State Highway likely started out as a simple front gable dwelling, perhaps with a large shed-roofed full front porch, which has now been enclosed/glazed. It is clad with wood shingle siding. The front door into the porch appears to be original; it has a nine-light window over panels. The porch extends beyond and looks to wrap around the left side of the main house, though this may be a left side ell or enclosed section of the porch (this portion of the house is not visible from the public right-of-way). At some point a one-bay-wide ell was added to the right side; it has a small lean-to off its right side for utilities. This ell has a six-over-six double hung window on its front facade. There is also a rear ell with a shed roof from which a privacy fence extends to the rear. No building permits are available for this dwelling.

Mature evergreen trees line the northern boundary of the property, mature deciduous shrubs are located in front of the house, and there are mature deciduous trees in the south lawn area. An unimproved driveway to the south of the cottage off State Highway provides access to the property.

HISTORICAL NARRATIVE

Though dated by the Town Assessor as constructed in 1920, the cottage at 5840 State Highway does not appear to have been built until the 1930s. It occupied a part of a twenty-acre parcel that Jessie Green Boocock of Boston acquired from the estate of Wellfleet farmer James Y. Gill (1858-1917) in 1918.¹ The parcel ranged along both sides of State Highway in North Eastham, and a 1927 plan establishes that Boocock built a house on the west side of the road, opposite the subject property.

Born in 1880 in Holyoke, Jessie G. Boocock was the daughter of English-born mill worker Thomas E. Bookcock and his wife Elizabeth C. Green. She and her younger sister, Sarah, were living in the Pittsfield home of their grandmother, Edna Green in 1900; Boocock was then working as a press operator in a paper mill. By 1908 Boocock had become a bookkeeper and had moved to Malden, and by 1910 she had moved into Boston. She worked as a bookkeeper for E. A. Patch Company, which ran two garages in Boston. In 1910 Boocock lived with her grandmother and Lillian Butterfield, who may have been Boocock's half-sister and who worked as a collater in a book bindery. By 1923 Boocock had become secretary of the garage company and by 1928 its treasurer. Butterfield, at that time twice divorced, was also working as a garage bookkeeper in 1930, perhaps with Boocock.

In 1927 Boocock set off a 1.99-acre parcel at the south end of her tract and sold it to Lillian P. Butterfield.² Tax records for 1931 show Butterfield with two acres of land and no buildings, but by 1937 she had built a "camp house" which the town assessed at \$200; she had also built an outbuilding worth \$20 on the parcel. In 1954 the camp house was valued at \$330.

Butterfield sold the 5840 State Highway parcel to Joseph and Nellie Manchinton of Medford, Massachusetts, in 1955. They continued to own it until 1965. Russell H. Sandblom Jr. and Jeannette Sandblom acquired the property in 1972, and Russell Sandblom Jr. is the current owner.³

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¹ Grace W. Doyle, trustee estate James Y. Gill Jr. under will James Y. Gill, to Jessie G. Boocock, 7 October 1918, Barnstable County Registry of Deeds (hereafter cited as BCD) 365:115.

² Jessie G. Boocock to Lillian P. Butterfield, 12 September 1927, BCD 448:234. See "Plan of Land in Eastham," August 1927, Barnstable County Registry of Deeds Plan (hereafter cited as BCP) 21:61.

³ Lillian P. Butterfield to Joseph and Nellie Manchinton, 30 April 1955, BCD 906:543; Manchintons to George T. and Helen E. Desmond, 20 October 1965, Barnstable County Registry of Deeds Land Court (hereafter cited as BCLC) Certificate of Title 36302; Desmonds to Russell H. Sandblom Jr. and Jeannette Sandblom, 9 October 1972, BCLC Certificate 57023; Jeannette Sandblom, trustee JS Realty Trust, to Russell H. Sandblom Jr., 30 April 2012, BCLC Certificate 196952. See also "Plan of Land in Eastham," December 1961, Barnstable County Registry of Deeds Land Court Plan 31280A, and "Subdivision Plan of Land in Eastham," April 1986, BCLC Plan 31280B.

INVENTORY FORM B CONTINUATION SHEET

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MAPS

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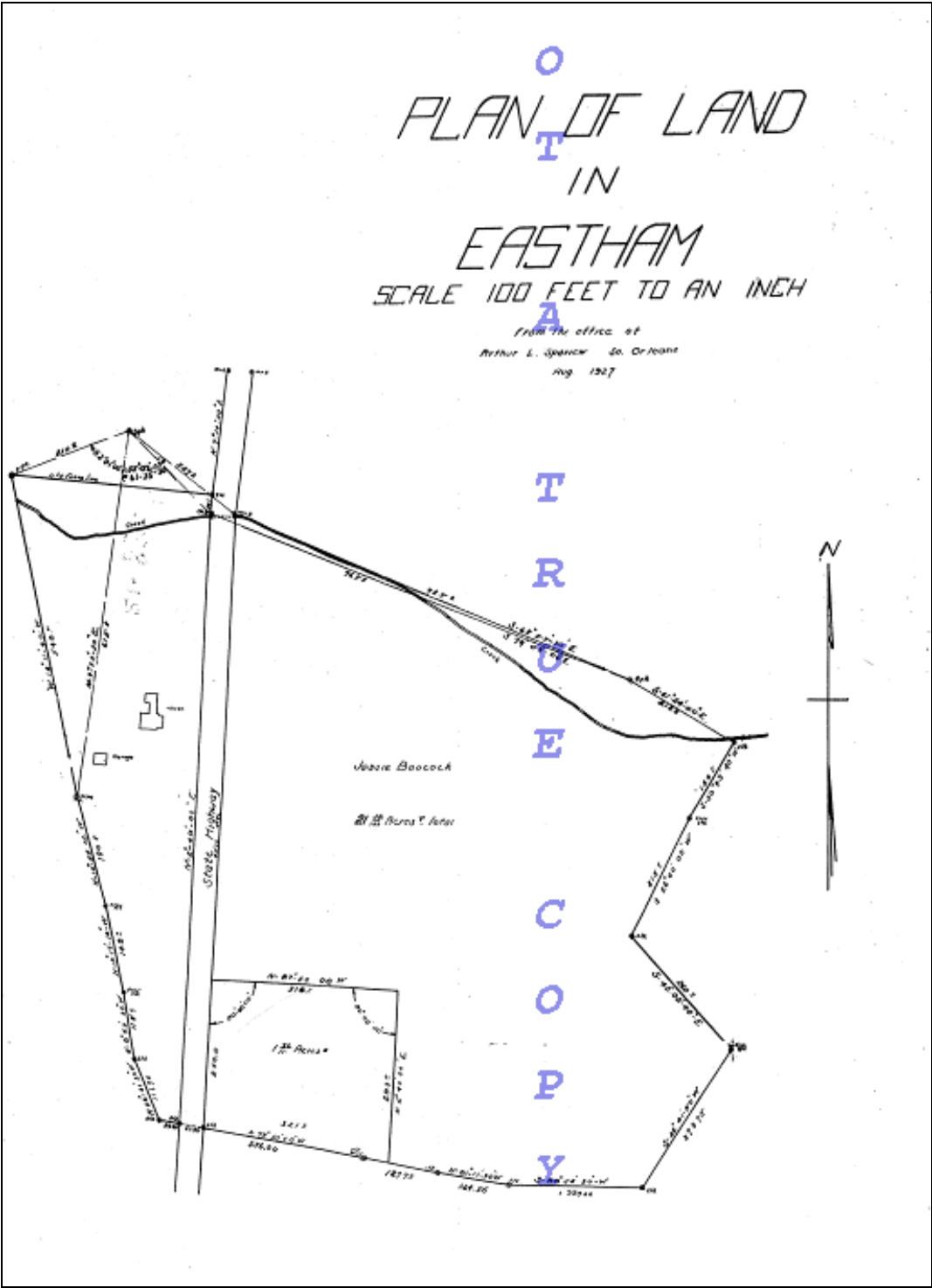
PHOTOGRAPHS

(credit Larson Fisher Associates, 2012-2013 unless otherwise noted)



View from west.

SUPPLEMENTARY IMAGES



The 1927 Boocock plan (BCP 21:61) shows her house and garage on the west side of State Highway and the parcel she sold in the same year to Lillian Butterfield as the 1.99 acres parcel to the south on the east side of the road, without buildings.

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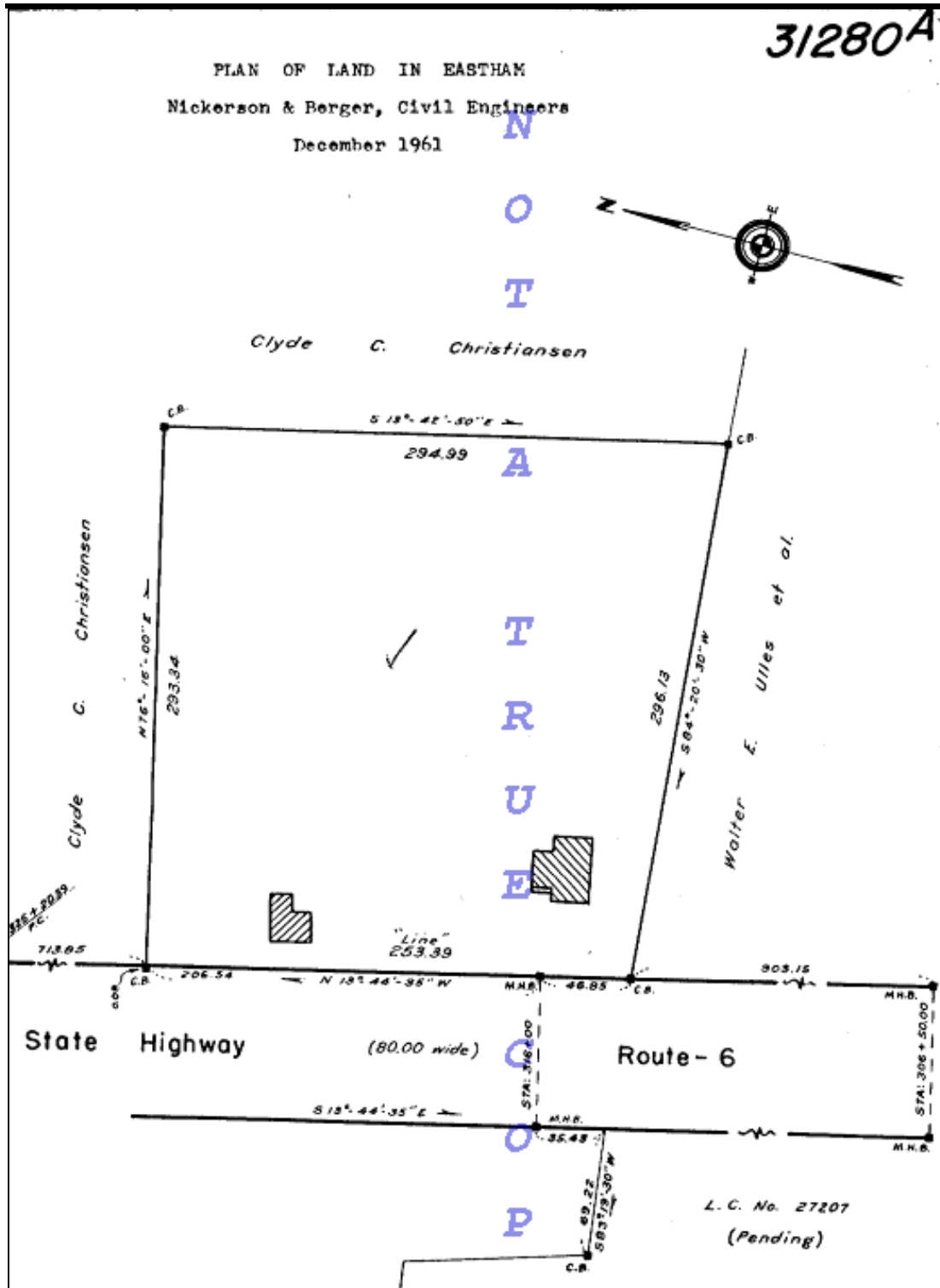
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Land Court Plan 31280A of 1961 shows both 5820, right, and 5840 State Highway, left.

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